



Town of Nottingham

P.O. Box 114, 139 Stage Road, Nottingham NH 03290 Office 603-679-9597 ext. 1, Fax 603-679-1013

PLANNING BOARD PROJECT APPLICATION

Subdivision Type: Conventional Open Space LLA

Site Plan Review: Conventional Change of Use

Concurrent- Subdivision/ Site Plan Review

Amendment to Approval of: Subdivision Site Plan Other

Total Acreage: 16.5 +/-	Current Use Acreage:	# of Proposed Lots: 5
Project Address: 209 Mill Pond Road		
Current Zoning Districts: R-AG		
Overlay Districts: Aquifer Overlay	Map(s): 24	Lot (s): 141 - 002
Request:		

The Property owner shall designate an agent for the project. This person (the applicant) shall attend pre-application conferences and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required.

All contacts for this project will be made through the Applicant listed below.

- Form A "Abutters List" has been filed with this application no earlier than 5 days within submittal of this application with 3 labels per address on address labels (same size as Avery 5160/8160)
- Form B "Authorization to Enter upon Subject Property" has been filed with this application
- Form C "Authorization to Represent" has been filed with this application
- 6 sets of full size plans
- 10 sets of 11"x17" plans
- Waiver Form(s)
- Completed Checklist

Case#: 20-001-SUB	Project Name: BEALS-MILLER MILL POND	Date: 1/23/20
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Case#

Project Name

Date

Owner 1: Laurel M. Miller		
Company:		
Phone:	Fax:	E-mail:
Address: 209 Mill Pond Road		

Owner 1 Signature

Date

Owner 2:		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 2 Signature

Date

Owner 3:		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 3 Signature

Date

Owner 4:		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 4 Signature

Date

Applicant (Contact): Paul Langdon		
Company: Langdon Construction		
Phone:	Fax:	E-mail:
Address:		

Developer: Paul Langdon		
Company: Langdon Construction		
Phone: 679-1645	Fax:	E-mail: langdonconstructionllc@gmail.com
Address: 131 Old Nottingham Road, Epping NH 03042		

Engineer: Christian O. Smith		
Company: Beals Associates PLLC		
Phone: 583-4860	Fax: 583-4863	E-mail: csmith@bealsassociates.com
Address: 70 Portsmouth Ave., 3rd floor, Stratham, NH 03885		

Case#

Project Name

Date

ABUTTER(S) LIST

* PRINT THREE (3) ADDRESS LABELS PER ABUTTER INCLUDING THE APPLICANT, OWNER AND PROFESSIONAL(S)

*

1. APPLICANT INFORMATION:

Printed Name: Paul Langdon Contact Telephone: 679-1645

Address: 131 Old Nottingham Road, Epping NH 03042

2. OWNER INFORMATION:

Printed Name: Laurel M. Miller

Address: 209 Mill Pond Road

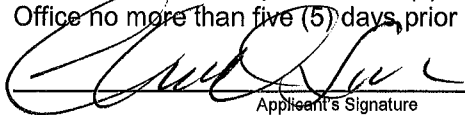
3. PROFESSIONAL(S) INFORMATION:

Printed Name: Beals Associates PLLC

Address: 70 Portsmouth Ave., 3rd floor, Stratham, NH 03885

Abutter(s) Information					
	Map:	Lot:	Sub lot:	Name:	Address:
4.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					
15.					
16.					
17.					

I, Christian O. Smith, the undersigned, certify that to the best of my knowledge, the above is an accurate and complete abutter(s) list and that the information was obtained from the Nottingham Assessing Office no more than five (5) days prior to the date of this application..



Applicant's Signature

1-21-2020

Date



Town of Nottingham

P.O. Box 114, 139 Stage Road, Nottingham NH 03290 Office 603-679-9597 ext. 1, Fax 603-679-1013
Web: <http://www.nottingham-nh.gov> Email: plan.zone@nottingham-nh.gov

AUTHORIZATION TO ENTER UPON SUBJECT PROPERTY

The property owner(s), by the filing of this application, hereby give permission for the members of the Nottingham Planning Board and such agents or employees of the Town as the Nottingham Planning Board may authorize, to enter upon the property which is the subject of this application at any reasonable time for the purpose of such examinations, surveys, tests and/or inspections as may be appropriate to enable this application to be processed.

I/We hereby waive and release any claim or right I/we may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and/or inspections conducted on my/our property in connection with this application. This authorization expires in one year from date of signature

Property Owner(s) (for Laurel Miller)

Christa Swasey 1-21-2020
Signature Date

Signature Date

Property Owner(s)

Signature Date

Signature Date

Property Owner(s)

Signature Date

Signature Date

Property Owner(s)

Signature Date

Signature Date



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OWNER'S AUTHORIZATION FOR REPRESENTATION

Property location: SEE ATTACHED LOA

I, the undersigned owner(s) of the property listed above, hereby verify that I have authorized: _____ to represent me/us and apply for the required approval(s) from the Planning Board in the Town of Nottingham, New Hampshire for the following:

- Subdivision/Lot Line Adjustment
 Site Plan Review
 Backlot Subdivision
 Design Review
 Other _____

FOR: _____

Name of Owner		
Address of Owner		
Signature of Owner		Date

Name of Owner		
Address of Owner		
Signature of Owner		Date

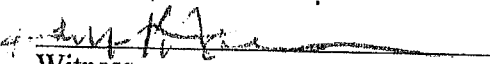
Name of Owner		
Address of Owner		
Signature of Owner		Date

Name of Owner		
Address of Owner		
Signature of Owner		Date

LETTER OF AUTHORIZATION

I, Laurel Miller owner of property located at 209 Mill Pond Road, in Nottingham, NH, consisting of 16.5 acres ±, do hereby authorize Beals Associates, PLLC, 70 Portsmouth Avenue, Stratham, NH, and Paul Langdon of Langdon Construction to act on my behalf in all matters to be discussed at the Nottingham Planning Board hearings, other Land Use Board approval hearings, or State Permitting Agencies concerning the property previously mentioned.

I hereby appoint Beals Associates, PLLC to act on my behalf in the permitting process.


Witness


Owner

Date

Jan 20, 2011



Waiver Request Form

Under Subdivision Regulations 5.3- Request for Waivers, 8.1 – Waivers for Specific Plan Submission Requirements and 11.1- General Waiver Provisions

If there is more than one waiver requested, each waiver request is to be individually listed and described, as each waiver is considered individually by the Town of Nottingham Planning Board. A petition for waiver shall be submitted in writing by the applicant with the application for review. The request shall fully state the grounds for which the waiver is requested and all facts supporting this request with reference to the applicable Nottingham Subdivision Regulations article, section and paragraph. **Each waiver granted shall be listed on the approved subdivision plan which is to be recorded at the Rockingham County Registry of Deeds.**

Name of Subdivision Plan: _____

Tax Map	Lot	Sub- Lot
Site Location:		
Zoning District(s):		
Owner(s):		
Address of Owner(s):		
Applicant (if different from owner):		
Phone Number:	Email:	
Land Surveyor:		

I, _____ Seek the following waiver to the Town of Nottingham Subdivision Regulations, Article _____ Section _____, for the above case submittal:

Signature of Owner/Applicant

Date

Case#

Project Name

Date



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CERTIFICATE OF MONUMENT INSTALLATION

Property owner(s): _____

Tax Map # _____ Lot # _____

Physical Address: _____

Surveyor: _____

Company: _____

Number of Granite Bounds: _____

Iron Stakes/Pins/Rods: _____

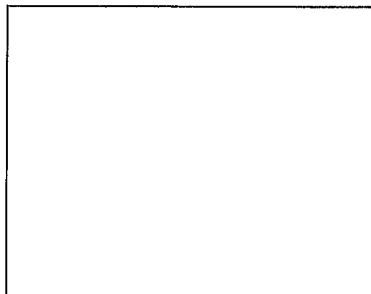
Drill Hole w/ Aluminum surveyor's disk: _____

"I hereby certify that the monumentation required on the above referenced subdivision plat has been accurately installed under my supervision and said monumentation complies with the Nottingham Subdivision Regulations."

Signature of Surveyor: _____

Date: _____

Seal of Surveyor:



**Project Application Checklist
Nottingham Planning Board**

This checklist is intended to assist applicants in preparing a complete application for subdivision as required by the Nottingham Subdivision Regulations and must be submitted along with all subdivision applications. An applicant seeking subdivision approval shall be responsible for all requirements specified in the Nottingham Subdivision Regulations even if said requirements are omitted from this checklist.

An applicant seeking subdivision approval shall be responsible for providing all the information listed in the column below entitled "Subdivision" and should place an "x" in each box to indicate that this information has been provided. If an item is considered unnecessary for certain application the "NA" box should be marked instead, indicating "Not Applicable". Only certain checklist items are required for lot line adjustments, as noted by the applicable check boxes below.

Check the Appropriate Box or Boxes Below: <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Subdivision Plan See Sections I & II See Sections I & II, III, IV & V	Subdivision		Office Use	
	Provided	N/A	Provided	N/A
Section I. General Requirements				
1. Completed Application Form	✓			
2. Complete abutters list	✓			
3. Payment of all required fees <i>Delivered</i>	✓			
4. <u>Six (6) full size sets of plans and ten (10) sets of plans 11"x 17" submitted with all required information in accordance with the subdivision regulations and this checklist</u>	✓			
5. Copies of any proposed easement deeds, protective covenants or other legal documents		✓		
6. Any waiver request(s) submitted with justification in writing		✓		
7. Technical reports and supporting documents (see Section IX & X of this checklist)	✓			
8. Completed Application Checklist	✓			
Section II. General Plan Information				
1. Size and presentation of sheet(S) per registry requirements and the subdivision regulations	✓			
2. Title block information:	✓			
a) Drawing title	✓			
b) Name of subdivision	✓			
c) Location of subdivision	✓			
d) Tax map & lot numbers of subjects parcel(s)	✓			
e) Name & address of owner(s)	✓			
f) Date of plan	✓			

	Provided	N/A	Provided	N/A
g) Scale of plan	✓			
h) Sheet number	✓			
i) Name, address, & telephone number of design firm	✓			
j) Name and address of applicant	✓			
3. Revision block with provision for amendment dates	✓			
4. Planning Board approval block provided on each sheet to be recorded	✓			
5. Certification block (for engineer or surveyor)	✓			
6. Match lines (if any)		✓		
7. Zoning designation of subject parcel(s) including overlay districts	✓			
8. Minimum lot area, frontages & setback dimensions	✓			
9. List Federal Emergency Managements Agency (FFEMA) sheet(s) used to identify 100-year flood elevation, locate the elevation	✓			
10. Note the following: "If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the Contractor shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town."		✓		
11. Note the following: "Required erosion control measures shall be installed prior to any disturbance of the site's surface area and shall be maintained through the completion of all construction activities, If, during construction, it becomes apparent that additional erosion control measures are required to stop any erosion on the construction site due to actual site conditions, the Owner shall be required to install the necessary erosion protection at no expense to the Town."		✓		
12. Note identifying which plans are to be recorded and which are on file at the Town.				
13. Note the following: "All materials and methods of construction shall conform to Town of Nottingham Subdivision Regulations and the latest edition of New Hampshire Department of Transportation's Standard Specifications for Road & Bridge Construction."		✓		
14. North arrow	✓			
15. Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study	✓			
16. Plan and deed references	✓			
17. The following notes shall be provided:				
a) Purpose of plan	✓			
b) Existing and proposed use	✓			
c) Water supply source (name of provider (company) if offsite)		✓		
d) Zoning variances/special exceptions with conditions		✓		
e) List of required permits and permit approval numbers		✓		
f) Vicinity sketch showing 1,000 feet surrounding the site	✓			
g) Plan index indicating all sheets	✓			
18. Boundary of entire property to be subdivided	✓			
19. Boundary monuments	✓			
a) Monuments found	✓			
b) Map number and lot number, name, addresses, and zoning of all abutting land owners	✓			
c) Monuments to be set	✓			
20. Existing streets:	✓			

Case#

Project Name

Date

a) Name labeled	Provided	N/A	Provided	N/A
b) Status noted or labeled	✓			
c) Right-of-way dimensioned		✓		
d) Pavement width dimensioned		✓		
21. Municipal boundaries (if any)		✓		
22. Existing easements (identified by type)		✓		
A. Drainage easement(s)				
B. Slope easement(s)				
C. Utility easement(s)				
D. Temporary easement(s) (Such as temporary turnaround)				
E. No-cut zone(s) along streams & wetlands (as may be requested by the Conservation Commission)				
F. Vehicular & pedestrian access easement(s)				
G. Visibility easement(s)				
H. Fire pond/cistern(s)				
I. Roadway widening easement(s)				
J. Walking trail easement(S)				
K. Other easement(s) Note type(s)				
23. Designation of each proposed lot (by map & lot numbers as provided by the assessor)	✓			
24. Area of each lot (in acres & square feet):	✓			
a) Existing lot(s)	✓			
b) Contiguous upland(s)	✓			
25. Wetland delineation (including Prime Wetlands):	✓			
a) Limits of wetlands	✓			
b) Wetland delineation criteria	✓			
c) Wetland Scientist certification	✓			
26. Owner(s) signature(s)	LoA ✓			
27. All required setbacks	✓			
28. Physical features	✓			
a) Buildings	✓			
b) Wells	✓			
c) Septic systems	✓			
d) Stone walls	✓			
e) Paved drives	✓			
f) Gravel drives	✓			
29. Location & name (if any) of any streams or water bodies		✓		
30. Location of existing overhead utility lines, poles, towers, etc.	✓			
31. Two-foot contour interval topography shown over all subject parcels	✓			
32. Map & lot numbers, name, addresses, and zoning of all abutting land owners	✓			

Section III Proposed Site Conditions Plan (Use Sections I General Requirements & Section II General Plan Information)				
1. Surveyor's stamp and signature by Licensed Land Surveyor	✓			
	Provided	N/A	Provided	N/A
2. Proposed lot configuration defined by metes & bounds	✓			
3. Proposed easements defined by metes & bounds. Check each type of proposed easement applicable to this application:		✓		
a) Drainage easement(s)		✓		
b) Slope easement(s)		✓		
c) Utility easement(s)		✓		
d) Temporary easement(s) (such as temporary turnaround)		✓		
e) Roadway widening easement(s)		✓		
f) Walking trail easement(s)		✓		
g) Other easement(s) Note type(s)		✓		
4. Area of each lot (in acres & square feet):	✓			
a) Total upland(s)	✓			
b) Contiguous upland(s)	✓			
5) Proposed streets:		✓		
a) Name(s) labeled		✓		
b) Width of right-of-way dimensioned		✓		
c) Pavement width dimensioned		✓		
6. Source and datum of topographic information (USGS required)	✓			
7. Show at least one benchmark per sheet (min.) and per 5 acres (min.) of total site area	✓			
8. Soil Conservation Service (SCS) soil survey information		✓		
9. Location, type, size & inverts of the following (as applicable):				
a) Existing water systems		✓		
b) Existing drainage systems	✓			
c) Existing utilities	✓			
10. 4K affluent areas with 2 test pit locations shown with suitable leaching areas	✓			
11. Location of all water wells with protective radii as required by the NH Department of Environmental Services (meeting Town and NHDES setback requirements)	✓			
12. Existing tree lines	✓			
13. Existing ledge outcroppings & other significant natural features	✓			
14. Drainage, Erosion and Sediment Control Plan(s) containing all of the requirements specified in Section 16.3.2 (Final Plan Requirements) of the Subdivision Regulations		✓		
Section IV Construction Detail Drawings				
Note: Construction details to conform with NHDOT Standards & Specifications for Roads & Bridges, Town of Nottingham Highway Department requirements, and Subdivision Regulations		✓		
1. Typical cross-section of roadway		✓		
2. Typical driveway apron detail		✓		
3. Curbing detail		✓		
4. Guardrail detail		✓		

Case#

Project Name

Date

5. Sidewalk detail		✓		
6. Traffic signs and pavement markings		✓		
7. Drainage structure(s)		✓		
8. Outlet protection riprap apron		✓		
	Provided	N/A	Provided	N/A
9. Level spreader		✓		
10. Treatments swale		✓		
11. Typical section at detention basin				
12. Typical pipe trench				
13. Fire protection details				
14. Erosion control details				
15. Construction Notes				
a) Construction sequence				
b) Erosion control notes				
c) Landscaping notes				
d) Water system construction notes				
e) Sewage system construction notes				
f) Existing & finish centerline grades				
g) Proposed pavement – Typical cross-section				
h) Right-of-way and easement limits				
i) Embankment slopes				
j) Utilities				
Section V.				
Supporting Documentation If Required				
1. Calculation of permitted housing density (for Open Space Subdivisions only as required in the Nottingham Zoning Ordinance)				
2. Stormwater management report				
3. Traffic impact analysis				
4. Environmental impact assessment				
5. Hydrogeological study				
6. Fiscal impact. study provided				
7. Site Inventory and Conceptual Development Plan (from preliminary Open Space Subdivision review only)				

Note: This checklist shall be completed and returned as part of the original application packet.

**ABUTTERS LIST
FOR
NH- 1184 LANGDON CONSTRUCTION- NOTTINGHAM, NH
DATE JANUARY 20, 2020**

SUBJECT PARCEL

TAX MAP/LOT

024-0141-002
209 MILL POND ROAD

OWNER OF RECORD

LAUREL M. MILLER
PO BOX 234
NOTTINGHAM, NH 03290

ABUTTERS

TAX MAP/LOT

024-0002-000
206 MILL POND ROAD

OWNER OF RECORD

ANN T. YORK
206 MILL POND ROAD
NOTTINGHAM, NH 03290

024-0003-000
208 MILL POND ROAD

GILBERT A. & ROBERTA A. STEVENS
221 MILL POND ROAD
NOTTINGHAM, NH 03290

024-0140-000
217 MILL POND ROAD

GILBERT & ROBERTA STEVENS
SUSAN G. HARTWELL
217 MILL POND ROAD
NOTTINGHAM, NH 03290

024-0140-001
122 KELSEY ROAD

PATRICK E. & FAYE L. CASTONGUAY
PO BOX 457
EXETER, NH 03833

024-0141-000
104 KELSEY ROAD

JENNIFER PURRENHAGE
12 BRICK ROAD
DOVER, NH 03820

024-0141-001
118 KELSEY ROAD

GARY A. BISSELL
118 KELSEY ROAD
NOTTINGHAM, NH 03290

024-0141-00A
215 MILL POND ROAD

JAMES M. & MERIDITH A. TOMASSETTI
215 MILL POND ROAD
NOTTINGHAM, NH 03290

024-0142-000
205 MILL POND ROAD

ROBERT CAVES & SHIRLEY COOPER
205 MILL POND ROAD
NOTTINGHAM, NH 03290

025-0007-000
117 KELSEY ROAD

SCOTT M. CRANE
117 KELSEY ROAD
NOTTINGHAM, NH 03290

**ABUTTERS LIST
FOR
NH- 1184 LANGDON CONSTRUCTION- NOTTINGHAM, NH
DATE JANUARY 20, 2020**

025-0009-000
115 KELSEY ROAD

KAREN F. & JASON V. TTEES
JASON & KAREN COUCHON
115 KELSEY ROAD
NOTTINGHAM, NH 03290

025-0010-000
113 KELSEY ROAD

FRANCIS A. & MARY M. GONSALVES
TTEES/ GONSALVES FAMILY REV TR.
113 KELSEY ROAD
NOTTINGHAM, NH 03290

025-0014-013
105 KELSEY ROAD

ANABELLE L. ALLEN (AUDET)
105 KELSEY RD.
NOTTINGHAM, NH 03290

025-0014-014
111 KELSEY ROAD

MARK GINSBERG
3 OAK CIRCLE
HAMPTON FALLS, NH 03844

PROFESSIONALS

ENGINEERING FIRM

BEALS ASSOCIATES, PLLC.
70 PORTSMOUTH AVE. 3RD FLOOR
STRATHAM, NH 03885

SOIL/WETLAND SCIENTIST

GOVE ENVIRONMENTAL
8 CONTINENTAL DR. BLDG. 2 UNIT H
EXETER, NH 03833

SURVEYOR

DAVID VINCENT
LAND SURVEYING SERVICES
PO BOX 1622
DOVER, NH 03821-1622

APPLICANT

LANGDON CONSTRUCTION
131 OLD NOTTINGHAM RD.
EPPING, NH 03042